

RESOLUTION NO. 15-56
**RESOLUTION CREATING RURAL SPECIAL
IMPROVEMENT MAINTENANCE DISTRICT TO BE KNOWN AS R.S.I.D. #819M
(HARNISH TRADE CENTER SUBDIVISION 2ND FILING – ROAD & DRY HYDRANT)**

WHEREAS, the Board of County Commissioners of Yellowstone County, Montana, have been presented with a valid petition to create a Rural Special Improvement Maintenance District which shall be known as RSID #819M for Harnish Trade Center Subdivision, 2nd Filing, described in Exhibit B as Lots 6-10 Inclusive, Block 4, Lots 1-8 Inclusive, Block 5, Lots 1-5 Inclusive, Block 6, Lots 1-5 Inclusive, Block 7, and Lots 1-15 Inclusive, Block 8 of Harnish Trade Center Subdivision, 2nd Filing and more particularly shown in Exhibit A (map) in Yellowstone County, Montana; and,

WHEREAS, under MCA 7-12-2102(2), a petition was presented to create a rural special improvement district that contains the consent of all (100%) of the owners of property to be included in the district (Exhibit F); and,

WHEREAS, all of the costs of the district shall be assessed equally on a per lot method for existing and future lots (Exhibit D); and,

WHEREAS, the cost estimate as shown in Exhibit C is an engineering estimate of future annual costs, however it is subject to cost fluctuations due to maintenance utilization levels and changes in material and labor costs of performing necessary maintenance; and

WHEREAS, the property assessment amount is subject to adjustment and will be established annually by the Board of County Commissioners; and,

WHEREAS, the district shall be considered to exist perpetually unless included within another district providing the same services or assumed by a municipality.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Yellowstone County, Montana, deeming the public interest or convenience require the creation of the rural special improvement maintenance district, intends to create the following described Rural Special Improvement Maintenance District:

1. **NUMBER OF DISTRICT.** The Rural Special Improvement Maintenance District shall be designated as District No. 819M.
2. **DESCRIPTION OF DISTRICT.** The exterior boundaries of the District are shown in Exhibit A and described in Exhibit B.
3. **DESCRIPTION OF IMPROVEMENTS, DESCRIPTION OF MAINTENANCE, METHOD OF ASSESSMENT AND ESTIMATED COSTS.** Assessments collected on behalf of this district shall be used for the maintenance of roads, drainage ditches and culverts, and dry hydrant located within the district as estimated in Exhibit C. All of the costs of the district shall be assessed equally on a per lot method for existing and future lots (Exhibit D).
4. **DURATION.** The district shall be deemed to be perpetual in nature unless absorbed and replaced by another district or municipality.

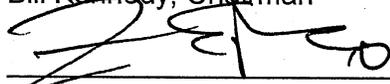
5. The Commissioners desire that an Ad Hoc Committee be appointed to make recommendations to the Commissioners with regard to the need for assessments to be made for maintenance, the amount of assessments, and how the assessments should be spent. The Commissioners request a list of some individuals who are willing to serve on the Ad Hoc Committee (Exhibit E).

PASSED AND ADOPTED by the Board of County Commissioners of Yellowstone County, Montana, this 26 day of May, 2015.

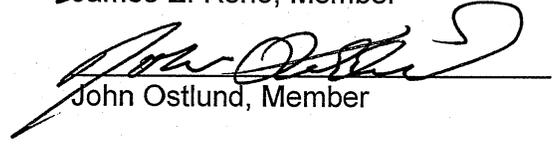
BOARD OF COUNTY COMMISSIONERS
YELLOWSTONE COUNTY, MONTANA



Bill Kennedy, Chairman



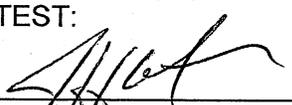
James E. Reno, Member



John Ostlund, Member

(SEAL)

ATTEST:



Jeff Martin, Clerk & Recorder
Yellowstone County, Montana

EXHIBIT C

ESTIMATED ANNUAL MAINTENANCE COST

STREET/WASTEWATER/STORMWATER DRAINAGE FACILITIES:

	MAINTENANCE ACTIVITY	ESTIMATED ANNUAL COST
1	SNOW PLOWING (3 PLOWS/YEAR)	\$1,500.00
2	MAINTAIN DRAINAGE DITCHES AND CULVERTS	\$1,000.00
3	CHIP SEAL (EVERY 7 YEARS-SEE SCHEDULE BELOW)*	VARIES

SUBTOTAL (EXCLUDING CHIPSEAL) = \$2,500.00

*Yellowstone County Public Works recommends an annual assessment of \$0.04661/ft² of pavement for future chip seal. Estimate based on approximately 7,520 LF of road or approximately 192,600 ft² of pavement which equals an annual assessment of approximately \$8,975.00 and total assessment of \$62,825.00. Annual assessment for the first 7 years will follow Chip Seal Schedule below.

FIRE PROTECTION FACILITIES:

	MAINTENANCE ACTIVITY	ESTIMATED ANNUAL COST
1	MAINTAIN DRY HYDRANT STRUCTURE AND WATER LEVEL	\$300.00

SUBTOTAL = \$300.00

CHIP SEAL SCHEDULE FOR HARNISH SUBDIVISION

YEAR RANGE AND PERCENTAGE OF TOTAL ASSESSMENT	ESTIMATED ANNUAL COST
YEARS 1-3, 5% OF TOTAL	\$3,142.00
YEARS 4-6, 20% OF TOTAL	\$12,565.00
YEAR 7, 25% OF TOTAL	\$15,706.00
TOTAL ESTIMATED CHIP SEAL COST (OVER 7 YEAR PERIOD)	\$62,825.00
TOTAL COLLECTED, YEARS 1-3	\$9,426.00
TOTAL COLLECTED, YEARS 4-6	\$37,695.00
TOTAL COLLECTED, YEAR 7	\$15,706.00
TOTAL COLLECTED	\$62,827.00

TOTAL ESTIMATED ANNUAL MAINTENANCE COST, YEARS 1-3=	\$5,942.00
TOTAL NUMBER OF ASSESSMENT UNITS (# OF LOTS) =	38
ESTIMATED ANNUAL MAINTENANCE COST PER LOT=	\$156.37
ESTIMATED MONTHLY MAINTENANCE COST PER LOT=	\$13.03
TOTAL ESTIMATED ANNUAL MAINTENANCE COST, YEARS 3-6=	\$15,365.00
TOTAL NUMBER OF ASSESSMENT UNITS (# OF LOTS) =	38
ESTIMATED ANNUAL MAINTENANCE COST PER LOT=	\$404.34
ESTIMATED MONTHLY MAINTENANCE COST PER LOT=	\$33.70
TOTAL ESTIMATED ANNUAL MAINTENANCE COST, YEAR 7=	\$18,506.00
TOTAL NUMBER OF ASSESSMENT UNITS (# OF LOTS) =	38
ESTIMATED ANNUAL MAINTENANCE COST PER LOT=	\$487.00
ESTIMATED MONTHLY MAINTENANCE COST PER LOT=	\$40.58
TOTAL ESTIMATED ANNUAL MAINTENANCE COST, AFTER FIRST 7 YEARS=	\$11,775.00
TOTAL NUMBER OF ASSESSMENT UNITS (# OF LOTS) =	38
ESTIMATED ANNUAL MAINTENANCE COST PER LOT=	\$309.87
ESTIMATED MONTHLY MAINTENANCE COST PER LOT=	\$25.82

NOTE:

ESTIMATED ANNUAL MAINTENANCE COSTS HAVE BEEN PROVIDED FOR THE PURPOSE OF ESTABLISHING A MAINTENANCE AND OPERATION BUDGET FOR THE PUBLIC SUBDIVISION FACILITIES. ANNUAL ASSESSMENTS MAY NEED TO BE ADJUSTED UP OR DOWN BY THE RESIDENT AD-HOC COMMITTEE IN THE FUTURE, BASED ON ACTUAL COSTS INCURRED TO MAINTAIN AND OPERATE SUBDIVISION FACILITIES.

HARNISH TRADE CENTER SUBDIVISION, SECOND FILING

EXHIBIT D

METHOD OF ASSESSMENT

CHOOSE A METHOD OF ASSESSMENT:

Square Footage

Equal Amount

Front Footage

Other (Describe)

HARNISH TRADE CENTER SUBDIVISION, SECOND FILING

EXHIBIT E

PROPOSED RURAL SPECIAL IMPROVEMENT DISTRICT
RECOMMENDATIONS FOR AD HOC COMMITTEE

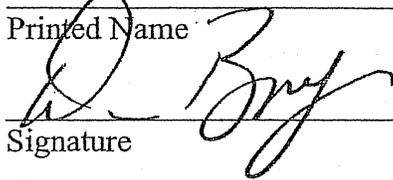
NAME

TELEPHONE NUMBER

1. Dean Blackford (Chairman) 406-698-6000

Printed Name

Signature



2. _____
Printed Name

Signature

3. _____
Printed Name

Signature

4. _____
Printed Name

Signature

5. _____
Printed Name

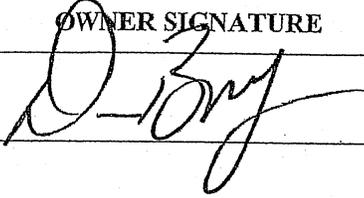
Signature

HARNISH TRADE CENTER SUBDIVISION, SECOND FILING

EXHIBIT F

CONSENT OF PROPERTY OWNERS IN PROPOSED RURAL SPECIAL IMPROVEMENT DISTRICT

WE, THE UNDERSIGNED property owners, hereby provide the following information for consideration in the possible creation of an RSID. It is our understanding that if support exists for the RSID, information will be provided to the County and a public hearing scheduled regarding the creation of this district. Following the public hearing, the County Commissioners shall take action on whether or not to create the district. Should the County Commissioners create the district, WE, as property owners, understand that we shall bear the costs of the district as formally approved by the County Commissioners.

PROPERTY LEGAL DESCRIPTION	OWNER (PRINTED NAME)	OWNER SIGNATURE	IN FAVOR	OPPOSED
Lots 6-10, Block 4 Lots 1-8, Block 5	Harnish Group, Inc. by Dean Blackford		X	
Lots 1-5, Block 6 Lots 1-5, Block 7				
Lots 1-15, Block 8				